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Mail

THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $ 81,500.00

Peggy J. O'Neal
Affiant

Subscribed and sworn to before me this 16th day of December, 1991.

Notary Public

My Commission Expires: 2-23-94

6.9989

IDENTIFICATION REFERENCE

Dec 17 9 02 AM '91

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
PEGGY J. O'NEAL 4201 Elkins Avenue Nashville, Tennessee 37208	SAME	MAP 91-16 PARCEL 204 12W 00050

WARRANTY DEED 3099 12/17 0101 03CHECK 308.55

FOR AND IN CONSIDERATION of the sum of EIGHTY ONE THOUSAND FIVE HUNDRED AND 00/100 ($81,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **PAUL A. PICELLI, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **PEGGY J. O'NEAL, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 102 of Block 3 on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Paul A. Picelli, unmarried, by deed from Margaret Marie Allen, unmarried, of record in Book 7436, page 49, Register's Office for Davidson County, Tennessee.

This is improved property known as 4201 Elkins Avenue, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Matters shown on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to

the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 16th day of December, 1991.

Paul A. Picelli

PAUL A. PICELLI

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL A. PICELLI, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 1991.

Notary Public

My Commission Expires:

1-23-94

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	81500.00
CON TX	301.55
PRFEE	1.00
WDEED	6.00
TOTAL	308.55
CHECK	308.55

12/17/91 01 09:03:0001 3099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.9989

IDENTIFICATION REFERENCE

DEC 17 9 03 AM '91

No. 485613